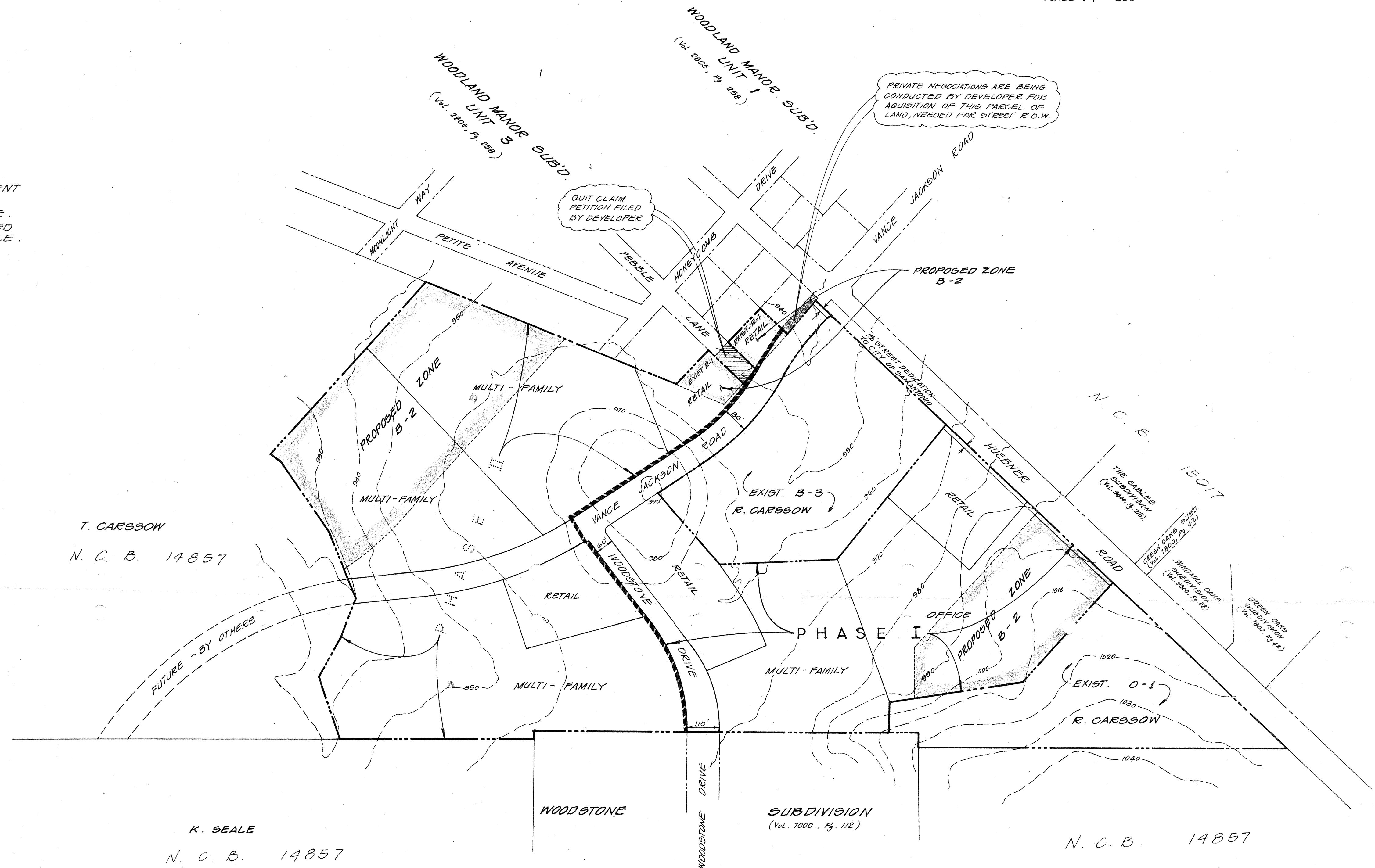


NOTES

1. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO'S BILLING STATION.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
3. DETAIL PLANS FOR THE INTERNAL DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS DRAWING ARE NOT AVAILABLE AT THIS TIME. A REVISED "ROAD" PLAN WILL BE SUBMITTED WHEN ADDITIONAL DETAILS BECOME AVAILABLE.



RECEIVED
SEP 21 1983
DEPARTMENT OF PLANNING
Subdivision Section

#72

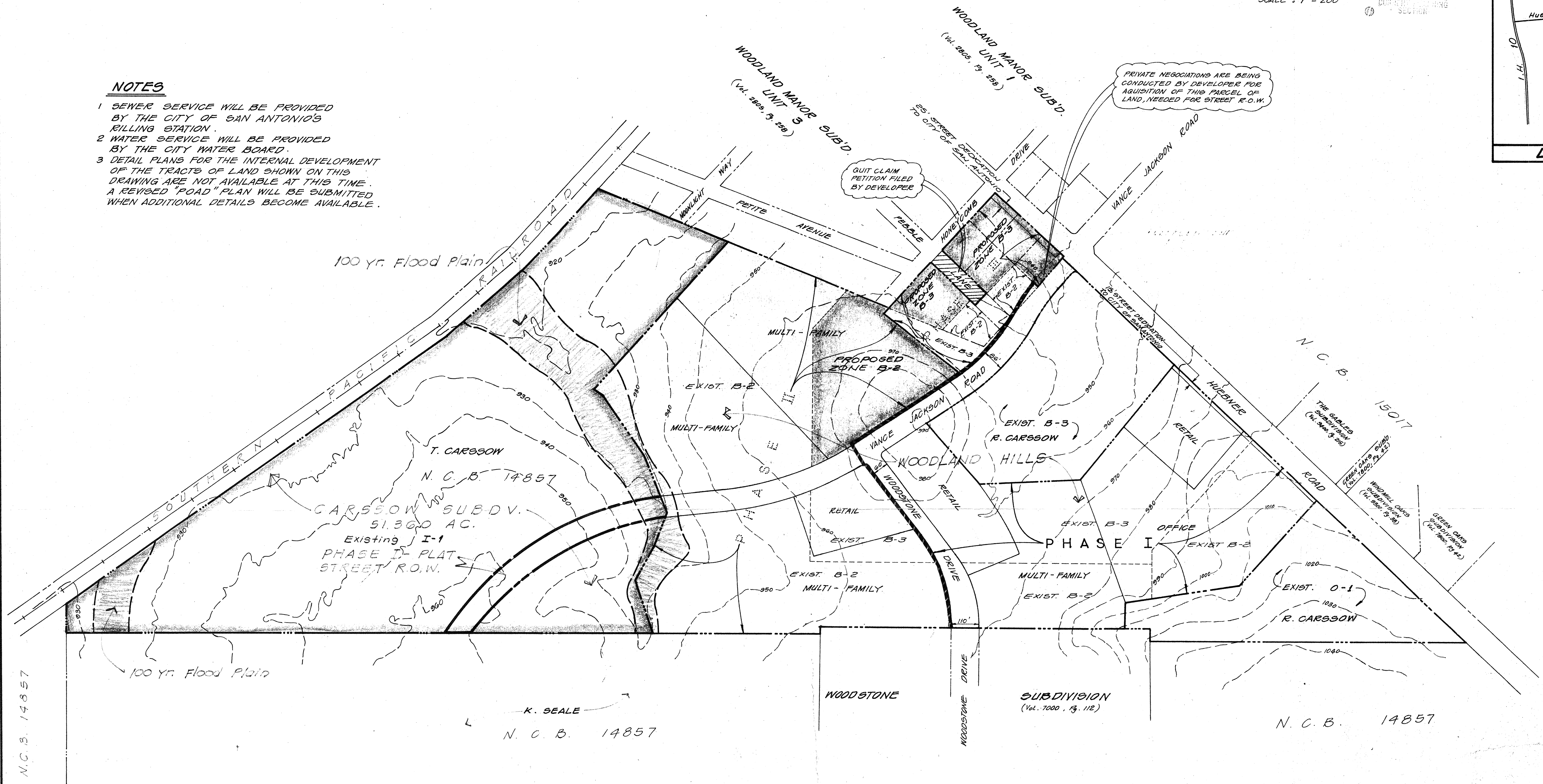
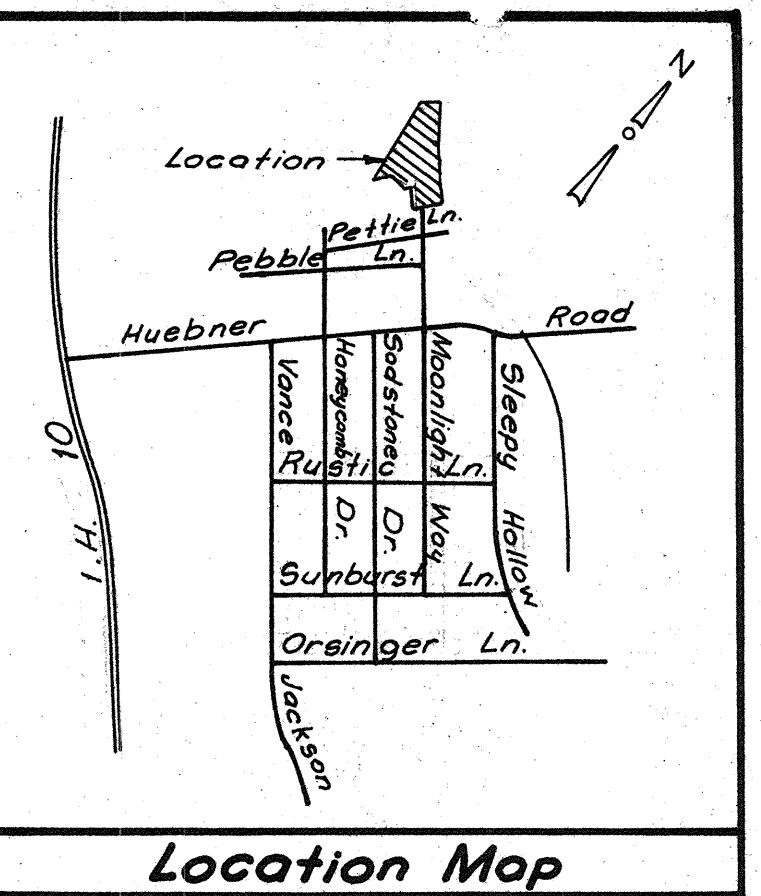
DATE		DESCRIPTION		APPROVED		FILE LOCATION		JOB NO. 0691-04-04 FILE NO.: DRAWN BY: CHECKED BY: CERTIFIED BY: DATE: SEPT 19, 1983 APPROVED BY: Registered Professional Engineer		VICKREY & ASSOCIATES, Inc. ENGINEERS - ARCHITECTS 7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271		PRELIMINARY OVERALL AREA DEVELOPMENT PLAN for WOODLAND HILLS SUBDIVISION - UNIT I "A Vance Jackson Joint Venture"		 SCALE IN FEET SHEET 1 OF 1	
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NOTES

1. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO'S BILLING STATION.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
3. DETAIL PLANS FOR THE INTERNAL DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS DRAWING ARE NOT AVAILABLE AT THIS TIME. A REVISED "ROAD" PLAN WILL BE SUBMITTED WHEN ADDITIONAL DETAILS BECOME AVAILABLE.

RECEIVED
1985 MAR 14 PM 4:29
CITY OF SAN ANTONIO
SECTION

SCALE: 1" = 200'



OWNER/DEVELOPER
WILLIAM B. CARSSOW
800 SOUTHWEST TOWER
SEVENTH AT BRAZOS, AUSTIN TX. 78701

REVISED P.O.A.D.P.
ADDED CARSSOW SUBDIVISION
BY: BROWN ENGINEERING CO.
MARCH 13, 1985

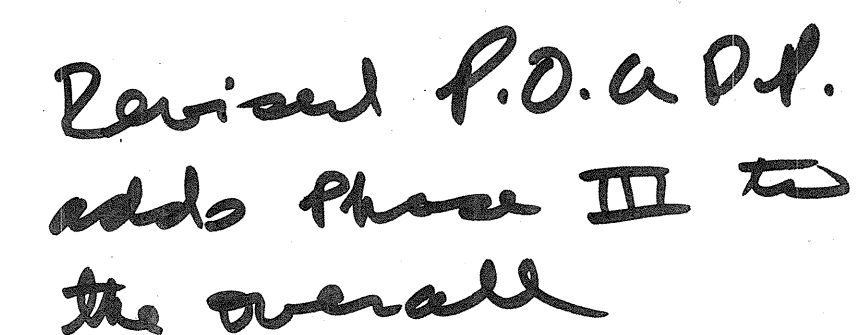
DATE	DESCRIPTION	APPROVED	FILE LOCATION
4/4/84	REVISED PROPOSED ZONING LIMITS	A.A.G.	
4/2/84	ADDED PHASE III	A.A.G.	

VICKREY & ASSOCIATES, Inc.
ENGINEERS - ARCHITECTS
7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
WOODLAND HILLS SUBDIVISION
"A Vance Jackson Joint Venture"



0	100	200	400
SCALE IN FEET			
SHEET 1 OF 1			

- 1 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO'S RILLING STATION.
- 2 WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
- 3 DETAIL PLANS FOR THE INTERNAL DEVELOPMENT OF THE TRACTS OF LAND SHOWN ON THIS DRAWING ARE NOT AVAILABLE AT THIS TIME. A REVISED "POD" PLAN WILL BE SUBMITTED WHEN ADDITIONAL DETAILS BECOME AVAILABLE.



RECEIVED
APR 5 1984
DEPARTMENT OF PLANNING
Subdivision Section

72

			JOB NO. 0697-04-04	DRAWN BY:	DATE: SEP. 19, 1983	 VICKREY & ASSOCIATES, Inc. ENGINEERS - ARCHITECTS 7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271	PRELIMINARY OVERALL AREA DEVELOPMENT PLAN for WOODLAND HILLS SUBDIVISION "A Vance Jackson Joint Venture"		 SCALE IN FEET SHEET 1 OF 1
4/2/84	REVISED PROPOSED ZONING LIMITS	A.A.G.	FILE NO:	CHECKED BY:	APPROVED BY:				
4/2/84	ADDED PHASE III	A.A.G.		CERTIFIED BY:					
DATE	DESCRIPTION	APPROVED	FILE LOCATION	Registered Professional Engineer					
REVISIONS									

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-13-62-44
(To be assigned by the Planning Dept.)

WOODLAND HILLS

P.O.A.D.P. NAME

VANCE JACKSON JOINT VENTURE 5545 FREDERICKSBURG
NAME OF DEVELOPER/SUBDIVIDER ADDRESS 78229

341-9696
PHONE NO.

VICKREV & ASSOC. INC.
NAME OF CONSULTANT

7334 BLANCO RD. SUITE 109
ADDRESS S.A. 78216

349-3271
PHONE NO.

GENERAL LOCATION OF SITE N.W. OF THE INTERSECTION HUEBNER RD. &
VANCE JACKSON RD.

EXISTING ZONING (If Applicable) B-3, B-2 & R-1

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

☒ City Water Board
☐ Other District _____
Name _____
☐ Water Walls

☐ Single Family
☐ Duplex
☒ Multi-Family
☒ Business & OFFICE
☐ Industrial

☒ City of San Antonio
☐ Other System _____
Name _____
☐ Septic Tank(s)

DATE FILED Sept. 20, 1983

REVISIONS FILED

DUE DATE OF RESPONSE Oct. 12, 1983
(within 20 working days of receipt)

(If applicable)
DATE OF RESPONSE 3/15/85
(within 15 working days of receipt)

MAR. 1985

(Date of expiration of plan, if no plans are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- ☒ (a) perimeter property lines;
- ☒ (b) name of the plan and the subdivisions;
- ☒ (c) scale;
- ☒ (d) proposed land use(s) by location and type;
- ☒ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- ☒ (f) the proposed source and type of sewage disposal and water supply;
- ☒ (g) contour lines at no greater than ten (10) foot intervals;
- ☒ (h) projected sequence of phasing;
- ☒ (i) existing and/or proposed zoning classification(s);
- ☒ (j) known ownership and proposed development of adjacent undeveloped land; and
- ☒ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

9-15-83

Spoke to A. Gutierrez and requested additional info.

- (1) proposal, E.O.D. with also need pavement width for all planned 40' ROW
- (2) known planned development.
- (3) adjacent ownership
- (4) construction time tables

Reviewed New Plans 9-20-83

Copies to AL & Dean 9-20-83

Reviewed by Committee 9-27-83 - (OK. as submitted.)



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

March 15, 1985

Vickrey & Associates Inc.

Applicant: Mr. Anibal Gutierrez

Address: 7334 Blanco Rd., Suite 109
San Antonio, Texas 78216

Re: Woodland Hills

File #: 83-13-62-44

☐ Preliminary Plan

☒ P.O.A.D.P.

April 5, 1984

April 19, 1984

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(xx) is in general compliance with the Subdivision Regulations

() lacks compliance with the Subdivision Regulations regarding:

- | | |
|--|-----------------------------------|
| () Street layout | () Low density lots |
| () Relation to adjoining street system | fronting onto major thoroughfares |
| () Stub streets | () 24' alley(s) |
| () Street jogs or intersections | () _____ |
| () Dead-end streets | _____ |
| () Cul-de-sac streets in excess of 500' | _____ |

() See annotations/comments on attached copy of your plan.

(xx) Comments: This acknowledges receipt of the revised
plan showing new alignment of Vance Jackson Road.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal

Planning Administrator



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78205

Date: April 19, 1984

Vickrey & Associates, Inc.
Applicant: Mr. Anibal Gutierrez
Address: 7334 Blanco Road - Suite 109
San Antonio, Texas 78216

Re: Woodland Hills ☐ Preliminary Plan
☒ P.O.A.D.P. (Revision date
File #: 83-13-62-44 April 5, 1984)

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

☒ (X) meets the P.O.A.D.P. requirements

☐ () does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

<input type="checkbox"/> () 36-20D(a)	<input type="checkbox"/> () 36-20D(e)	<input type="checkbox"/> () 36-20D(i)
<input type="checkbox"/> () 36-20D(b)	<input type="checkbox"/> () 36-20D(f)	<input type="checkbox"/> () 36-20D(j)
<input type="checkbox"/> () 36-20D(c)	<input type="checkbox"/> () 36-20D(g)	<input type="checkbox"/> () 36-20D(k)
<input type="checkbox"/> () 36-20D(d)	<input type="checkbox"/> () 36-20D(h)	<input type="checkbox"/> () _____

☒ (X) is in general compliance with the Subdivision Regulations

☐ () lacks compliance with the Subdivision Regulations regarding:

<input type="checkbox"/> () Street layout	<input type="checkbox"/> () Low density lots
<input type="checkbox"/> () Relation to adjoining street system	<input type="checkbox"/> () fronting onto major thoroughfares
<input type="checkbox"/> () Stub streets	<input type="checkbox"/> () 24' alley(s)
<input type="checkbox"/> () Street jogs or intersections	<input type="checkbox"/> () _____
<input type="checkbox"/> () Dead-end streets	<input type="checkbox"/> () _____
<input type="checkbox"/> () Cul-de-sac streets in excess of 500'	<input type="checkbox"/> () _____

☐ () See annotations/comments on attached copy of your plan.

☒ (X) Comments: This acknowledges receipt of the revised
plan reflecting Phase III and the planned zoning for
the area.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By [Signature]



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78265

October 6, 1983

Vickrey & Associates, Inc.
Mr. Anibal Gutierrez
7334 Blanco Road, Suite 109
San Antonio, Texas 78216

RE: Woodland Hills

Dear Mr. Gutierrez:

Please be advised that the Preliminary Overall Area Development Plan (POADP) review for Woodland Hills (File #83-13-62-44) has been completed. The proposed scheme was jointly reviewed by Traffic Engineering and Planning staff. Analysis of the POADP concludes that the planned proposal is in general compliance with the requirements set forth in Chapter 36 of the City Code.

Staff consensus is that the planned Vance Jackson Road alignment is in accordance with the current Major Thoroughfare Plan. Additionally, it is noted that Huebner Road is classified as a primary arterial (110' R.O.W.). Any platting activity along said thoroughfare will require dedication for future street widening in accordance with the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

for Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

7334 BLANCO ROAD, SUITE 109

SAN ANTONIO, TEXAS 78216

(512) 349-3271

TO: Planning Department
111 Plaza De Armas
San Antonio, Texas
ATTN: Eddie Gorman

DATE: Sept. 23, 1983
PROJECT: Woodland Hills, Unit I
JOB NO.: 0697-04-14

We are sending you:

<input checked="" type="checkbox"/> Herewith	<input type="checkbox"/> Tracings	<input type="checkbox"/> Plans
<input type="checkbox"/> Under Separate Cover	<input type="checkbox"/> Blue Line Prints	<input type="checkbox"/> Specifications
<input type="checkbox"/> By Mail	<input type="checkbox"/> Xerox Copies	<input type="checkbox"/> Contracts
<input checked="" type="checkbox"/> By Messenger	<input type="checkbox"/> Other	<input type="checkbox"/> Estimate No.
<input type="checkbox"/> By	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Other <u>Letter</u>

NO OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
	<u>1</u>	<u>9-23-83</u>	<u>Letter</u>

These are sent.

<input checked="" type="checkbox"/> As per your request	<input checked="" type="checkbox"/> For your information	<input type="checkbox"/> For construction
<input type="checkbox"/> By request of	<input type="checkbox"/> For signature	<input checked="" type="checkbox"/> Other <u>Approval</u>

Remarks:

The enclosed letter addresses the question of
proposed development schedule.
Please let us know if you have additional
questions.

Copies of: _____ TO: _____

Received By: William Vann Jr. Date: 9/23/83 Submitted By: A.A. Goring, P.E.

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS & SURVEYORS

September 23, 1983

Planning Department
111 Plaza De Armas
San Antonio, Texas 78285

Attn: Mr. Eddie Guzman

Re: Woodland Hills, Unit 1

Gentlemen:

This letter is in response to the questions you raised concerning the previously submitted Preliminary Overall Area Development Plan for referenced project.

Work on the Phase I Plat and engineering drawings is underway at the present time. The Developer intends to begin construction on the streets and utilities as soon as the required governmental and utility company approvals are obtained. The construction of the Phase II streets and utilities will immediately follow the Phase I work with completion expected by the end of 1984.

If you have any further questions, please don't hesitate to call me.

Sincerely,

VICKREY & ASSOCIATES, Inc.



Anibal A. Gutierrez, Jr., P.E.

AAG/spc





VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

7334 BLANCO ROAD, SUITE 109

SAN ANTONIO, TEXAS 78216

(512) 349-3271

TO: Planning Department

DATE: Sept- 19, 1983

111 Plaza De Armas

PROJECT: Woodland Hills, Unit 1

San Antonio, Texas

JOB NO.: 0697-04-14

ATTN: Mr. Eddie Guzman

We are sending you:

☒ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☐ Other
☐ Other

☒ Plans
☐ Specifications
☐ Contracts
☐ Estimate No.
☐ Other

NO OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
34	1	9-19-83	Preliminary Overall Area Development Plan

RECEIVED

SEP 20 1983

These are sent:

☐ As per your request
☐ By request of

☐ For your information
☐ For signature

DEPARTMENT OF PLANNING
Subdivision Section

☐ For construction
☒ Other Review & Approval

Remarks:

The enclosed PLAN has been revised in accordance with your comments. Please let us know if additional information is required.

⁹⁻²¹⁻⁸³
Amble, will forward info regarding construction time tables in written form.

Copies of:

TO:

Received By: E. Guzman 9-20-83

Date:

Submitted By: A.A. Pugh Jr.



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

7334 BLANCO ROAD, SU

SAN ANTONIO, TEXAS

(512) 349-3271

TO: Planning Department

DATE: Sept. 13, 1983

111 Plaza De Armas

PROJECT: WOODLAND HILLS UNIT - 2

San Antonio, Texas

JOB NO.: 0697-04-14

ATTN: Mr. Eddie Guzman

We are sending you:

☒ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☐ Other
☐ Other

☒ Plans
☐ Specifications
☐ Contracts
☐ Estimate No.
☐ Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
3	1	9-12-83	Preliminary Overall Area Development Plan

RECEIVED

SEP 15 1983

DEPARTMENT OF PLANNING
Subdivision Section

These are sent:

☐ As per your request
☐ By request of

☒ For your information
☐ For signature

☐ For construction
☒ Other Review + Approval

Remarks:

Your expeditious review of the enclosed "POADP" will be greatly appreciated.
Please let us know if you require additional information. 9-15-83 spoke to Gutierrez and requested add'l info.

Copies of: TO:

Received By: E. Guzman Date: 9-13-83 Submitted By: A.A. Gutierrez, P.E.



VICKREY & ASSOCIATES, Inc.

CONSULTING ENGINEERS & SURVEYORS

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216

(512) 349-3271

TO: Eddie Guzman
Planning Dept.

DATE: 3-4-2-84
PROJECT: Woodland Hills
JOB NO.: 0697-04-04

We are sending you:

☒ Herewith
☐ Under Separate Cover
☐ By Mail
☒ By Messenger
☐ By _____

☐ Tracings
☒ Blue Line Prints
☐ Xerox Copies
☐ Other
☐ Other

☐ Plans
☐ Specifications
☐ Contracts
☐ Estimate No.
☐ Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
4	1	4/2/84	Revised POADP w/ Phase III added

RECEIVED

APR 2 1984

DEPARTMENT OF PLANNING
Subdivision Section

These are sent:

☒ As per your request
☒ By request of Anibal Gutierrez
Project Engineer
☐ For your information
☐ For signature
☐ For construction
☐ Other

Remarks:

If you have any questions, please call Anibal Gutierrez.
Thank you for your time.
Copy sent to Dean & al 4-3-84

Copies of: _____ TO: _____

Received By: [Signature] Date: _____ Submitted By: [Signature]

THE SAGE WESTERN COMPANIES

5545 FREDERICKSBURG ROAD, SUITE 210

SAN ANTONIO, TEXAS 78229

512/341-9696

October 3, 1983

Mr. Roland Lozano
Director of Planning
City Planning Department
115 Plaza De Armas
San Antonio, Texas 78205

Re: Extension of Vance Jackson at Huebner

Dear Mr. Lozano:

The purpose of this letter is to request the City of San Antonio to immediately condemn that small tract of land needed to complete the 86' Right-of-Way dedication on the above referenced street extension.

As the City Staff suggested, we are currently platting this extension without this piece of land. The street will begin as a 60' R.O.W. which compliments the existing intersection. It is necessary that we complete this platting without delay as we have a time problem completing our complicated transaction on the purchase of the land without it.

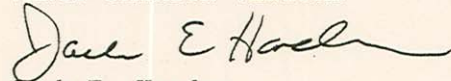
Mr. Lozano, we have made several offers to the owner of this land without success. We have offered to buy the entire lot (which has a significant drainage problem) and we have offered to build the street if he will dedicate the R.O.W. As he does not live in San Antonio and is not familiar with our development procedures or land values it is very difficult to deal with him, however, we are still trying to do so.

In the meantime, if the City will condemn the property now, we will volunteer to pay the cost of the R.O.W. purchase as long as it doesn't exceed \$5 per square foot. The adjacent land owner will be Mr. Robert Carssow and he is amenable to covering 50% of this cost. We will work out the details with him.

We anticipate being under construction on the extension of both Vance Jackson and Woodstone Drive within 6 to 8 weeks. We will construct the street extensions at our cost. Therefore, if the City can obtain the R.O.W. so that we may design the street immediately, the use of city funds will not be necessary now or in the future.

Sincerely,

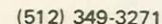
VANCE JACKSON VENTURE



Jack E. Harden

JEH:jw





JOB NO.: 0697-04-04

_____ Plans
 _____ Specifications
 _____ Contracts
 _____ Estimate No. _____
 _____ Other _____

APR 5 1984

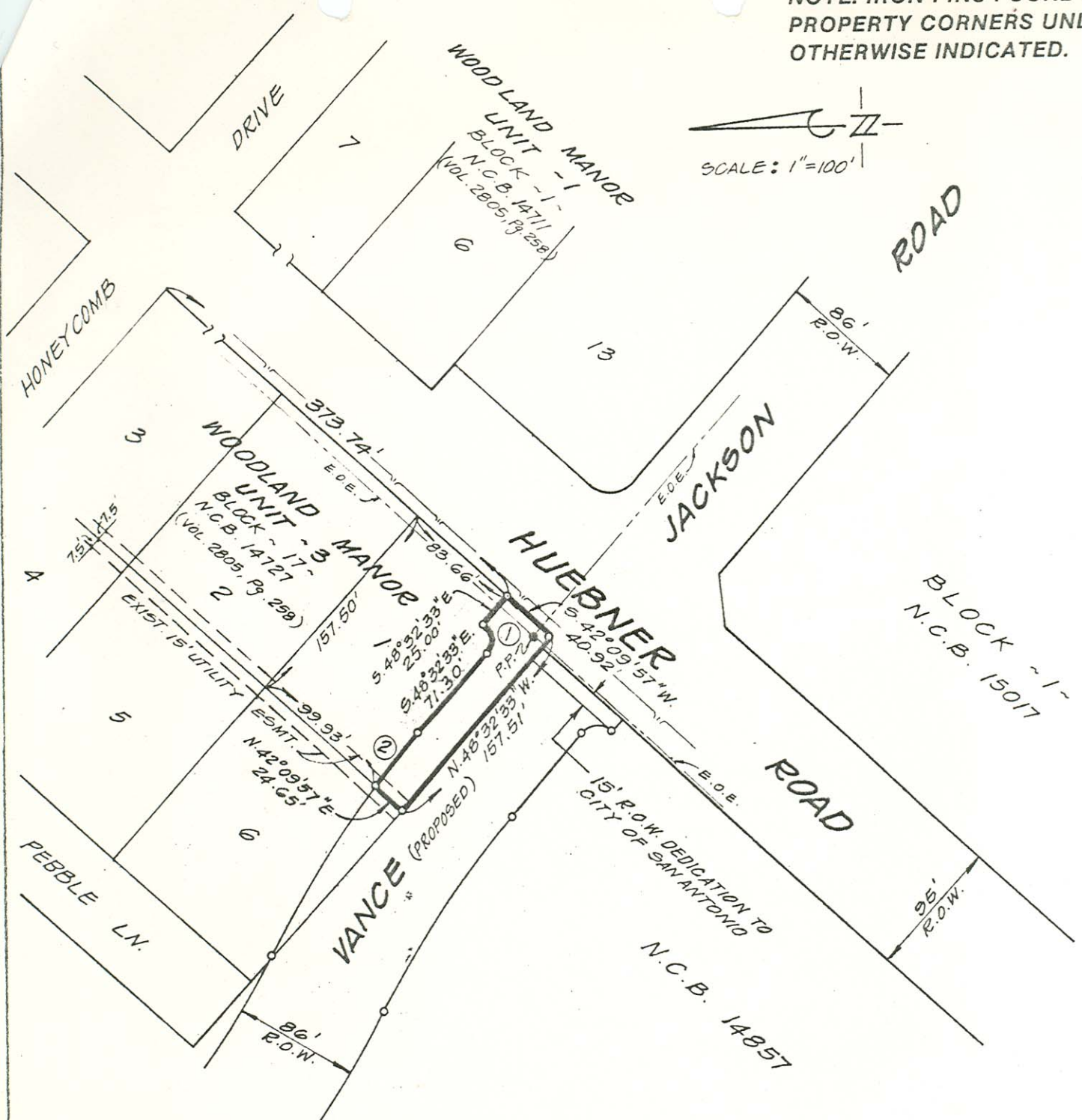
☒ For construction
☐ Other approval

If you have any questions, please call Anibal Gutierrez.
Thank you for your time.

Received By: _____ Date: _____ Submitted By: Reeth Damb

Date: _____ Submitted By: Reed Sampson

NOTE: IRON PINS FOUND AT ALL
PROPERTY CORNERS UNLESS
OTHERWISE INDICATED.



CURVE DATA

Cv.	Δ	R	L	C	T
1	89°17'30"	15.00'	23.38'	21.08	14.82'
2	03°34'54"	743.00	46.45'	46.44'	23.23'



VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

PLAT OF

0.103 ACRES,
4,506 SQ. FT. OF LAND OUT OF LOT 1,
N.C.B. 14727, OF THE SUBDIVISION
PLAT OF WOODLAND MANOR UNIT-3
SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR
ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT
ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS
SHOWN ABOVE.

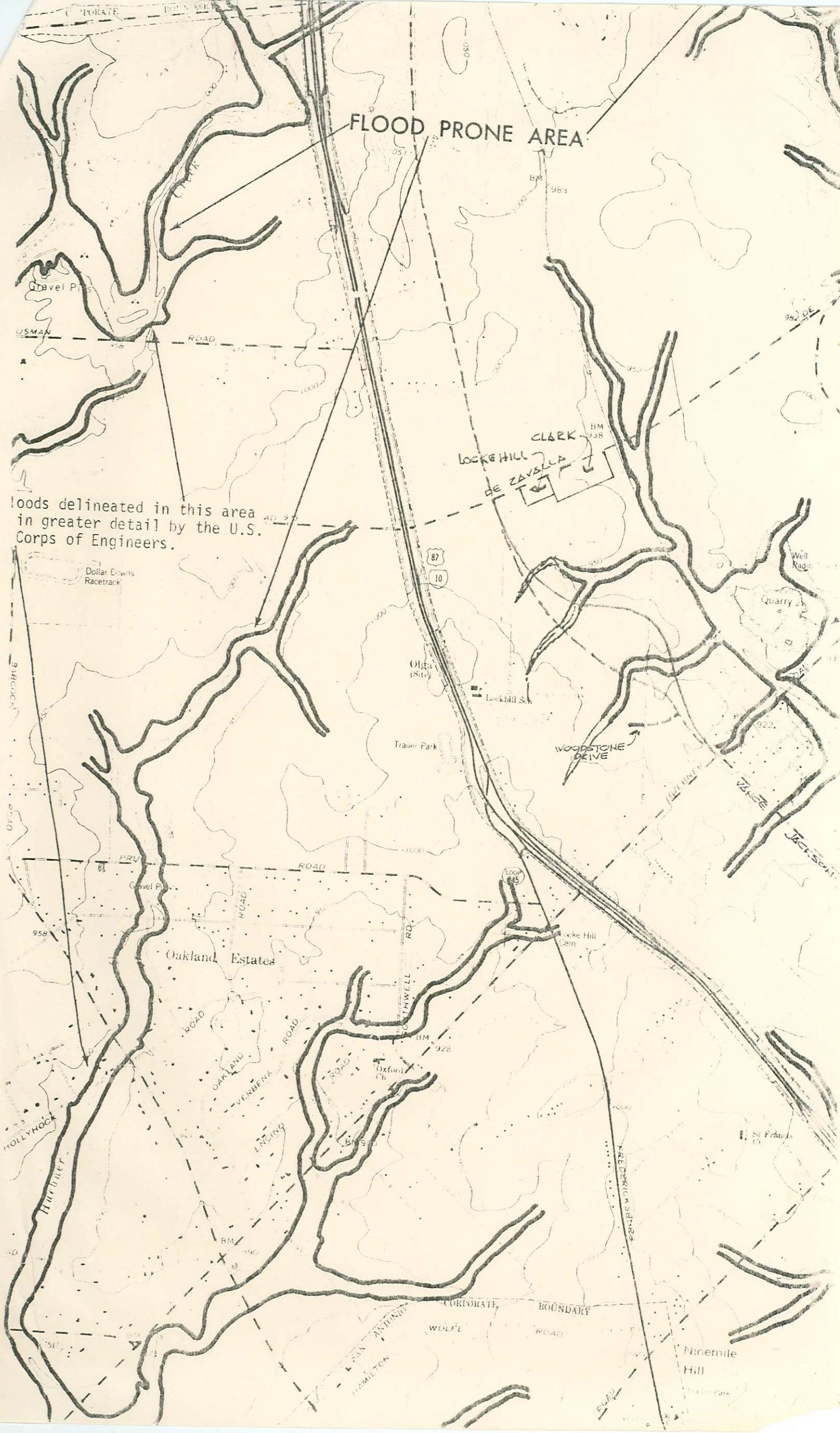
This 6TH day of SEPTEMBER, 19 83 A.D.

Reference: VOL. 2805 PAGE 258
RESTRICTIVE] VOL.
COVENANTS] PAGE

Job No. 0697-04-27

FLOOD PRONE AREA

floods delineated in this area
in greater detail by the U.S.
Corps of Engineers.



Hubner & Vance Jackson — Staff has no
problems with the new proposed alignment
which J.S. Brown has proposed. However, Fern
wants us to check if we have any existing
plattings adjacent near or around the proposed
Vance Jackson Rd. to the north. Also, Woodstone
Dr. should taper down to a 60' R.O.W. rather than
50'.